

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 12085, of D.A. Clodfelter, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under paragraph 5102.41 to enlarge an existing gasoline station, in the C-2-A zone, at the premises 1448 U Street, N.W. (Square 205, Lots 13,43,44,810,834,835.)

HEARING DATE: February 18, 1976

DECISION DATE: February 26, 1976

FINDINGS OF FACT:

1. The property is located in a C-2-A district.
2. The applicant proposes to enlarge the existing gasoline station by adding lots 43 and 44. The existing gasoline station operated under Certificate of Occupancy No. B-84420, issued January 18, 1973. There has been a gasoline station at this location since prior to 1920.
3. There will be no above-ground construction on the two new lots. There will be underground tanks, to replace the existing tanks.
4. There will be a ten foot planting strip or buffer along the southern edge of the property.
5. The enlargement of the structure also involves a change to self-service operation.
6. The plans as submitted to the Board had vapor recovery vent contained in the buffer area.
7. There was support for the application from residents of the area, who testified that the use has has no adverse impact.
8. The applicant submitted to the Board on March 2, 1976, a revised plan showing the relocation of the vapor recovery vent, a 14 foot buffer strip and a landscape plan.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the use will continue a use which has existed since prior to the time that zoning existed in the District of Columbia. The Board concludes, based on testimony from residents in the area, that the use has not been and will not be objectionable to the area. It is therefore Ordered that the application be, GRANTED, subject to the condition that the vapor recovery vent be relocated from the buffer area and be placed in the open area at the east end of the station on Lot 44.

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VOTE: 4-0 (McIntosh, McCants, Harps & McZier to Grant, Cummings abstaining  
not having heard the case.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: \_\_\_\_\_



STEVEN E. SHER

Acting Secretary to the Board

MAR 10 1976

FINAL DATE OF THIS ORDER: \_\_\_\_\_

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS  
APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT  
OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE  
OF THIS ORDER.